Planning Committee: 26 April 2017 **Item Number:** **11**

Application No: W 17 / 0270 LB

Registration Date: 13/02/17
Town/Parish Council: Warwick **Expiry Date:** 10/04/17
Case Officer: Lucy Hammond
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8 Church Street, Warwick, CV34 4AB
Internal works to facilitate change of use from shop & flat above to single dwellinghouse; Demolition of existing two storey rear extension and erection of new two storey and single storey rear extensions. FOR Mr & Mrs Hawking

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This application is being presented to Committee as the Town Council supports the application and it is recommended for refusal.

RECOMMENDATION

Planning Committee is recommended to refuse listed building consent for the proposed development for the reason set out at the end of this report.

DETAILS OF THE DEVELOPMENT

Listed building consent is sought for internal works to facilitate the change of use of the premises from a vacant shop (Class A1) at ground floor with flat above into a single dwelling (Class C3). The proposals also include the demolition of an existing two storey rear extension, which is a later addition to the building from c.1960's. A new two storey rear extension is proposed together with a single storey rear extension. The change of use together with the proposed external works are subject to a separate planning application (W/17/0269) which is also to be considered on this same agenda.

THE SITE AND ITS LOCATION

The application site is in Church Street in Warwick, within the designated mixed use area of the town as defined on the Proposals Map. No.8 is a two storey terraced building with accommodation in the loft space; it is white painted render and adjoins No.6 which is the same architectural form and design but cream painted render. The other side (No.10) is a larger and more imposing double fronted stone building currently in use as offices. The site is within the Warwick Conservation Area and the application building is Grade II listed.

PLANNING HISTORY

There is no recent planning history relevant to this application.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan

- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP5 - Changes of Use of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP7 - Restoration of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- The Emerging Local Plan
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

SUMMARY OF REPRESENTATIONS

Warwick Town Council - Support

WCC Archaeology - No objection, recommend condition

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- the principle of development
- the impact on heritage assets

The Principle of the Development

Saved Policy DAP4 seeks to protect listed buildings by not granting consent to alter or extend a listed building where those works would adversely affect its special architectural or historic interest, integrity or setting. The proposed works affect both the fabric and setting of the listed building by reason of the extent of works proposed both internally and externally. However, such works are considered acceptable in principle subject to their impact on the listed building being acceptable and not arising in any material harm. This is considered in the following section of this report.

Impact on Heritage Assets (Listed building and conservation area)

Officers have had in-depth involvement in these proposals to date and officers note that the *principle* of reverting the building back to a single family dwelling is fully supported in heritage terms. This building is a historic property in a very prominent location in one of the main medieval streets in the town, and is within the immediate context of highly-graded heritage assets. The building is also within an evident state of disrepair which is why the principle of bringing this building back into use, as a single dwelling, is supported. However, with regard to the specific impacts that would arise to the listed building itself, there are a number of objections raised to aspects of the proposals both internally and externally. Taking each in turn:

External works

The removal of the modern 1960's extension is fully supported as it is both visually detrimental to the architectural merit of the property, and causing physical damage through disrepair. The main historic gable is also in need of repair due to clear structural cracking, which seems to be part of this work. Restoration of the historic gable is supported with sash windows and brickwork although the details of the brick and design of the window would need to be secured by condition in the event permission were to be approved.

However, while the removal of the modern extension is supported, the extent of the new extensions is not acceptable in its current form. Building a second gable would involve the removal of a large part of a principle elevation of the property, including the removal of architectural features such as windows. Whilst this elevation is in need of repair, it remains a key part of the historic form of the property. Furthermore, with regard to the proposed single storey lean-to extension, general conservation principles applied to development of this scale and nature mean that extensions running the full width of a property are generally resisted since this damages the terrace aesthetic, and does not work with the architectural lines of the property. While the removal of the 1960's extension and restoration of the historic gable are supported, the proposed scale of development would be preferable if it were to involve a subsidiary one-storey extension to the courtyard area as has been done at the adjoining property (No.6), providing more useable space but retaining historic fabric to the rear and protecting the natural terrace rhythm.

Internal works

The internal space, whilst deteriorated and in evident need of substantial repair, does retain some interesting features including ceiling beams on the ground-floor, and there is clear evidence for historic construction techniques and materials including exposed lath/plaster and brickwork. Originally, the floor plans suggested that a relatively extensive removal of internal fabric was proposed on the ground and first floors. However, this has since been clarified through the submission of revised floor plans showing precisely what works are proposed internally.

No objections are raised to the proposed works on the ground and second floors. However, there is still an area of work proposed on the first floor that would result in the removal of a substantial portion of a main historic wall that runs through the middle of the property (separating the front from the back rooms). This wall includes evidence for a historically valuable plan form including vestiges of a chimney stack. While no objection is raised to the creation of widened/new openings on the ground and first floors, the level of reorientation and removal of historic walls is not considered to be acceptable.

Overall, whilst it is acknowledged that there would be an enhancement through the re-use and regeneration of the building, this need to be balanced with an acceptable level of impact on the heritage significance of the property including both its historic and architectural merit.

It is acknowledged that the applicant has referred, in their submission, to examples of development elsewhere in the surrounding vicinity for rear extensions on listed buildings. These other cases have not been considered in detail because each development proposal must be considered on its own individual merits. Therefore, what may be considered acceptable on one particular application site may not be acceptable on another site. In particular reference to sites such as Northgate Street, it is accepted that while these have full gables to the back, it could be that the rear elevations had already been substantially damaged and removed before the regeneration scheme. Whether this is the case or not however, it is not considered to be appropriate to use other examples of development as a comparison against current development proposals because the site specific circumstances will differ from site to site, as will the special architectural and historic interest, integrity and setting of each listed building.

Having regard to the above considerations, the development is considered to be contrary to the provisions of saved Policy DAP4 which states that permission will not be granted to alter or extend a listed building where those works will adversely affect its special architectural or historic interest, integrity or setting.

The proposal is considered to result in less than substantial harm to the heritage asset but this is not outweighed by any public benefits and therefore the proposal is contrary to the para 134 of the NPPF.

SUMMARY/CONCLUSION

The principle of the proposed works, to revert the building to a single dwelling is considered acceptable in heritage terms. However, this is subject to there being no material harm to the special architectural or historic interest, integrity or setting of the listed building. While it is accepted that the removal of the modern two storey extension would improve the overall character of the building in its context, the proposed replacement extensions are not considered to be acceptable on the basis of the resulting impacts these would have on the special architectural and historic interest of the heritage asset. Similarly an element of the internal works would involve the loss of a main and historically valuable wall which would be harmful to the fabric of the listed building and compromise its integrity.

REFUSAL REASONS

1 Policy DAP4 of the Warwick District Local Plan 1996-2011 states that consent will not be granted to alter or extend a listed building where those works will adversely affect its special character or historic interest, integrity or setting.

The application building is a markedly historic property in a very prominent location in one of the main medieval streets in the town, and is within the immediate context of highly-graded heritage assets. Notwithstanding the principle of development to revert the building to a single family home being acceptable, objection is raised to the specific detail of the proposed works.

Externally, building a second gable at the rear would involve the removal of a large part of a principle elevation of the property, including the removal of architectural features such as windows. Although this elevation is in need of repair, it remains a key part of the historic form of the property. Furthermore, the proposed single storey lean-to extension would run the full width of the property which would damage the terrace aesthetic, would not work with the architectural lines of the property and would not accord with general conservation principles and good design practice.

Internally, an area of work proposed on the first floor would result in the removal of a substantial portion of a main historic wall running through the middle of the property that includes evidence for a historically valuable plan form including vestiges of a chimney stack. This extent of loss of an intrinsically valuable feature would be deleterious to the fabric of the listed building.

Overall, in the opinion of the Local Planning Authority, the proposals would result in unacceptable harm to the special architectural and historic interest of the listed building and is thereby considered to be contrary to the aforementioned policy.

The proposal is considered to result in less than substantial harm to the heritage asset but this is not outweighed by any public benefits and therefore the proposal is contrary to the para 134 of the NPPF.